

# Your County, Your Government



Fact Sheet #11  
December 12, 2008



## A Place to Call Home

Santa Rosa County recognizes the need to provide residents with a variety of quality affordable housing choices. Housing program activities include forming partnerships to maximize resources and to identify new ways of developing and preserving affordable housing. Federal and state funds, administered by the county's housing staff, enhance the availability of affordable housing opportunities for all citizens of the county. In fiscal year 2007/2008, the housing program utilized \$4.6 million in funding while providing assistance to 204 families.

Financial assistance is available under two major programs: **First Time Homebuyer** and **Home Repair**. First time homebuyer assistance, in the form of down payment or closing cost, is processed through a local lender. Our housing program staff works directly with very-low and low income homeowners in need of emergency or substantial repairs on their homes.

### First Time Homebuyer Program

Assistance is available to income eligible families for down payment and closing costs for the purchase of their first home. Applicants apply directly with their lender who, in turn, will submit a request for funds to our housing program. This program is commonly referred to as the S.H.I.P. or State Housing Initiatives Partnership program. Assistance is in the form of a zero percent interest, deferred payment loan that is secured by a second mortgage to Santa Rosa County. The loan is forgiven after the family resides in the home for 15 years. Assistance is available up to a maximum of \$7,500 for moderate income, \$10,000 for low-income, and \$15,000 for very-low income families.

In order to be eligible, the family must be a first-time homebuyer, generally defined as a family who has not owned a home within the three years preceding the home assisted purchase. Families must also have adequate, stable income and an acceptable credit rating. Funding is limited and is available on a first-come, first income-qualified basis. The total household income (gross annual income of all members of the household) cannot exceed 120% of the Pensacola MSA (Escambia/Santa Rosa counties) median income adjusted to family size as published annually by the U.S. Department of Housing and Urban Development. Families may be surprised that they qualify for assistance under the area income limits. Currently, a single person can make up to \$46,920; a family of two, \$53,640; a family of three, \$60,360; a family of four, \$67,000, on up to a family of eight with a total household income of \$88,560. New and existing properties priced \$195,000 and below in Santa Rosa County, including manufactured housing that is DCA approved, are eligible.

For more information about the first time homebuyer program, visit the county's Website at <http://www.santarosa.fl.gov/zoning/housing/downpayment.pdf>.

**Eligible families are provided down payment and closing costs assistance up to the following amounts:**

- **\$7,500 Moderate Income Households**
- **\$10,000 Low-income Households**
- **\$15,000 Very-low Income Households**

### **Community Education Partner: Consumer Credit Counseling Service of West Florida, Inc.**

As a U.S. Department of Housing and Urban Development approved counseling agency, Consumer Credit Counseling Service of West Florida Inc. assists consumers with problems relating to shelter such as purchasing, owning, renting and selling a home. A counselor provides general and specific advice and assistance to those people experiencing difficulty in making monthly mortgage payments. Housing Counseling includes, but is not limited to: providing consumers with information and assistance regarding available housing programs, relief measures for delinquent and default mortgages such as reinstatement, forbearance agreements, deeds-in-lieu of foreclosure, and housing assignments. Affordable Housing programs are provided to assist consumers with acquiring and maintaining a home.

**For more information contact:  
Consumer Credit Counseling Service  
of West Florida, Inc. at (850) 434-0268**

## Santa Rosa County Home Repair Program

Administered through the Santa Rosa County Housing Program, the home repair program covers emergency repairs and substantial home rehabilitation assistance to homeowners with a total household income of 80% or less of the area median income. For a family of two, the current maximum income is \$35,750. The forgivable loan can be used towards eligible repairs or improvements that are needed to insure safe or sanitary living conditions and/or correction of substantial building code violations. The focus of rehabilitation is on preserving or extending the usable life of the existing dwelling rather than remodeling, expanding or modernizing the unit.

Preference is given to applicants who are 62 years old or older, or handicapped/disabled and very low income. Assistance is provided on a first-come, first-income qualified basis. The family must provide proof of property ownership, homestead exemption, and evidence that all real estate taxes are paid. Other loans on the property must be current. A lien for the total project cost is required for a period up to 10 years. The loan must be repaid if anytime during the lien period the homeowner moves from the property; sells the property; refinances existing mortgages; or, transfers any ownership interest in the property. Otherwise, the loan is forgiven at the end of the lien period.



*A Santa Rosa County home before (left) and after home rehabilitation assistance (below). The home would be considered unlivable by most before the project. Now an elderly homeowner has a safe and sanitary place to call home.*



*In fiscal year 2007/2008, 32 low-income homes received a total of \$429,155 for emergency home repair. Thirteen extremely sub-standard homes, like the home in the photos, were awarded a total of \$828,700 for rehabilitation and reconstruction.*

**For more information, contact the  
Santa Rosa County Housing Program  
6051 Old Bagdad Hwy  
Milton, FL 32583  
(850) 981-7075**

**<http://www.santarosa.fl.gov/zoning/housing.html>**

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A hard copy can also be obtained by calling (850) 983-1877.***

### **Need affordable housing information?**



Rental opportunities



Pre-purchase homebuyer and credit  
counseling



First Time Homebuyer program details

***Call us!***

***SRC Housing Program(850) 981-7075***